

URBAN DESIGN

GOALS

- are directed toward economic revitalization and development.
- is to manage development, to maintain quality and character, and to blend the old and new.
- are to improve the city's image, to conserve natural features, to provide new and diverse open spaces, to promote public/private cooperation and communication, to provide affordable housing, to improve safety, health, and resolve circulation problems.

ENVIRONMENTAL QUALITY CONCERNS OF RECENT URBAN DESIGN

1 Structure, Legibility

Sense of place; unique identity; identity of public buildings/ strong district and neighborhood character; identity; conformance with local vernacular/ maintenance of character; residential character; improved character.

Vistas and overlooks; views to hill, bay, lake, ocean; view corridors.

Continuity of streetscape; related visual elements; continuity of form; harmonious architectural quality.

Expression of natural setting; enhancements of natural form; vivid landscape image/ connections among districts and city/ visual linkage to improvements; logical visible framework of public facilities/ public signing; clear, low profile signs; signing suited to casino district; historic marker signing/ vehicular and pedestrian information/ create gateways; sense of arrival; dramatic approaches/ landmarks; visual orientation.

Clearly defined routes for pedestrians and vehicles/ clear form; form related to use/ definition of boundaries; transition between land uses; buffers; treatment of interface between commercial and residential.

Strong land-water relationship/ expression of working waterfront/ historic; old town character/ transitional elements between land and water/ sense of time/ skyline form/ clarity of progression of spaces; rhythm of streetscape/ visibility of downtown/ easy to find downtown and surroundings/ relation between downtown and surrounding districts/ orientation of trail users.

2. Form

Human scale; pedestrian scale/ appropriate scale of buildings

Defined street corridor and open spaces; sense of enclosure/ visual quality of streetscape/ richness; visual interest; spatial complexity; variety of experiences/ positive ambience; attractive image.

Texture/ architectural merit/ limit views ridge top development/ mountainside development; limited ridge and shore development/ dramatic form; dramatic outdoor spaces/ balance of clutter and sterility; reduced clutter/ landscaping/ screened parking lots and unsightly nuisance/ innovative architecture/ contemporary character/ informal cityscape/ natural beauty/ visibility of water/ explorability; discovery; mystery/ delight and pleasure/ light and shadow/ color, light; attractive night lighting/ aesthetic balance; order and balance; spatial proportion/ urban streetscape character/ buildings as backdrops to public space/ visual experience of trail users/ spatial resolution of intersections/ beauty.

3. Comforts and Convenience

Comfortable microclimate; protection of pedestrians from inclement weather/ street amenities; pedestrian convenience; bus shelters.

Reduced noise

Solar access/ control glare/ comfortable open space/ livable neighborhoods.

Sun and shade/ adequate daylight/ prevention of heavy winds/ maintenance of light breezes/ opportunity for escape from urban intensity/ minimal urban dome effect/ odor control/ quieter and peaceful hiking trails/ quiet, safe, clean, affordable neighborhoods.

4. Accessibility

Pedestrian access, pedestrian orientation, pedestrian explorability.

Accommodation of traffic and parking/ accessible open space, accessible to shoreline.

Reduced congestion, efficient traffic/ access for all.

Access by public transit/ bicycle access/ pedestrian routes linked with parking/ mixed modes of transportation/ mall and downtown linked with community/ expanded efficient transportation network/ access to parking/ freedom of movement along trails.

5. Health and Safety

Safe public ways, pedestrian/ bicycle safety; reduced pedestrian-vehicle conflicts

Safety.

Reduced air pollution.

Parking/ night lighting for safety/ prevention of unhealthy noise impacts/ health structural safety/ rodent and pest control; garbage removal/ safe neighborhoods, seismic safety/ night lighting/ safe play areas.

6. Historic Conservation

Preservation, continuity with past, awareness of heritage.

Preservation of architectural buildings, historic buildings as resources for education and recreation.

Expression of history; communication of cultural significance.]

Avoidance of fake history, maintenance of original condition as much as possible, avoidance of historic confusion/ creation of authentic character/ protection and access of ancient ways (paths).

7. Vitality

Economic vitality/ street level interest; pedestrian live ness/ vitality/ creation of sense of urbanity downtown, maintenance of downtown vitality.
Visible activity, visible light mfg/ sense of life, excitement/ concentrated retail activity, renewal of major centers/ day and night activity/ people-generating uses/ intensive use of public rights-of-way

8. Natural Conservation

Preservation of outstanding natural features/ provision of undisturbed natural surroundings; preservation of valleys, hill, canyons, maintenance of rural character.

Water quality, maintenance of ground water level; maintenance of drainage systems; flood control; runoff and erosion control/ conservation of energy.

Control of pollution/ avoidance of overload on resources/ fire control/ reduced bay fill; perpetuation of variety of plant types, protection of endangered species/ water conservation/ planting suited to climate.

9. Diversity

Mixed land uses/ diversity of user and activities.

Variety of activities downtown; diversity of business types/ range of good and services/ range of job opportunities/ cultural and economic diversity/ diversity of form, environments/ age and economic diversity

10. Congruence/ Fit

Relation between old and new.

Density of development related to access capacity/ use of familiar, native materials; awareness of earth materials/ design vocabulary suited to environment/ fit between housing stock and residents/ activities related to historic uses/ fit between form and use of buildings/ relation to character of small town/ relation between indoor and outdoor space and form/ fit of transit line to context/ new development compatible in scale, proportion, design, character.

11. Openness

Adequate open space; usable open space.

Creation of new open spaces, vest pocket parks/ enhancement of open spaces/ public amenities in open space/ provision of fine grained pattern of openness in densely developed areas/ open shoreline; restoration of bay to people/ maintenance of peaceful uncrowded character; maintenance of wild and open spaces/ integration of open spaces with residential areas.

12. Sociability

Gathering places, social places/ sense of community.

Opportunities for social interaction/ play areas/ person-to-person sales of produce

13. Equity

Equitable sharing of city's assets/ needs of residents and tourists balanced/ housing for all socio-economic groups/ improved quality of public environment/ flatter social gradient.

14. Maintenance

Low maintenance vegetation/ centralized maintenance/ maintenance of parks/ maintenance of vacant lots/ durable materials.

15. Adaptability

Flexibility to accommodate a variety of uses/ ability changes over time/ management of rapid change/ flexibility in use of plazas and open spaces.

16. Meaning

Confidence building public projects/ ability to take on meaning for a range of people/ consideration of the meaning of the environment to people

17. Control

Empowerment, control to citizens/ ownership of maintenance of trails

ANALYTICAL CONTENT OF URBAN DESIGN

1. Land Use and Transportation
2. Architecture, Streetscape and Open Space
3. Socio-Economic Factors
4. User Perceptions and Behavior
5. Natural Factors
6. History

(Sumber: Michael Southworth, 1989)